

Property Value Analysis (Hedonic-Pricing Technique)

- Purpose: evaluate how characteristics of real property affect its value (sales price)
- Many factors affect value
 - structural factors (e.g., number of bedrooms, number of bathrooms, square footage, lot size, building quality, etc.)
 - neighborhood factors (i.e., kind of neighborhood where the property is located)
 - environmental/amenity factors (e.g., proximity to park, open space, water body)
- For this study, particularly interested in how the presence of Lake Oroville and Thermalito Forebay/Afterbay affect property values
 - proximity to these water bodies
 - effects of water levels
- Areas of influence
 - Oroville
 - Palermo
 - Paradise
 - Berry Creek
 - Concow
 - Feather Falls
 - Forbestown